

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: 16000 Perlite Dr.- Easement Abandonment			
Project Description: Remove 33' access easements from west, north, and east edges of the property boundary.			
Project Address: 16000 Perlite Drive Reno, NV 89521			
Project Area (acres or square feet): 2.428 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s): 017-111-19	Parcel Acreage: 2.428	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sierra Dierksen		Name: John Gomez	
		Address:	
		Zip:	
Fax:		Fax:	
Other:		Other:	
Contact Person: Sierra Dierksen		Contact Person: John Gomez	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

The West, North and East 33' of APN No. 07-111-19

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Parcel Map 1495, Recorded July 13, 1983 as file no. 866584

3. What is the proposed use for the vacated area?

Residential Structure setback requirements for future Parcel Map

4. What replacement easements are proposed for any to be abandoned?

None

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

The easement currently does not serve any access to any adjoining properties.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No <input type="checkbox"/>
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IMPORTANT

NOTICE REGARDING ABANDONMENTS:

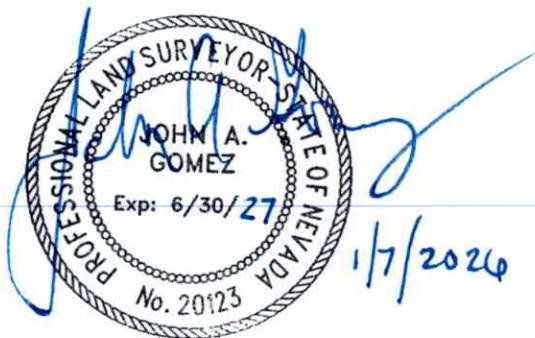
To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

EXHIBIT A

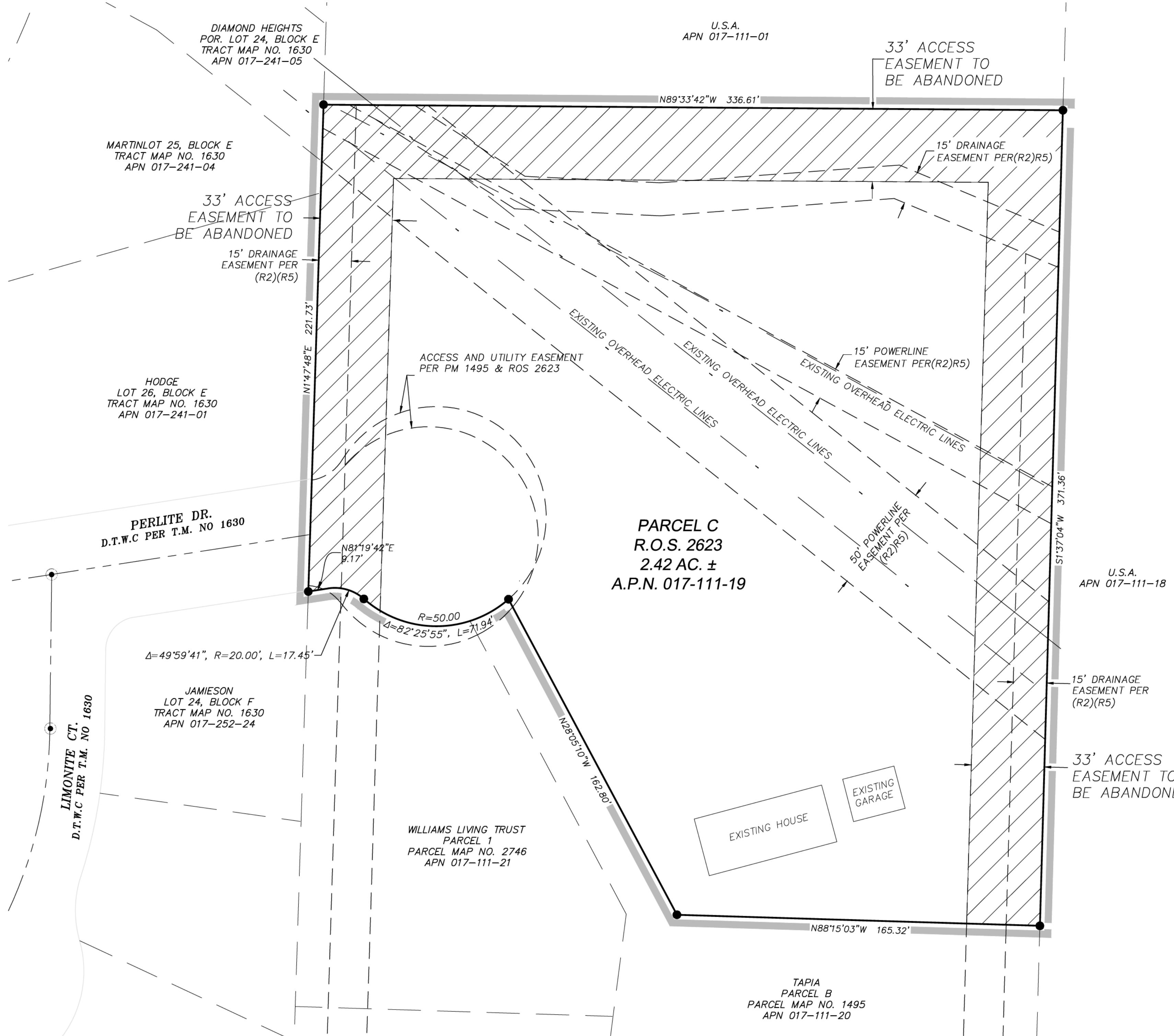
Legal Description

All that certain real property, situate in the East One Half (E1/2), of the Southwest One-Quarter (SW1/4) of the Northwest One Quarter (NW1/4) Section 34, Township 18 North, Range 20 East, Mount Diablo Meridian, Washoe County Nevada, and more particularly described as follows;

Being Parcel C as shown on Record of Survey No 2632, recorded September 1, 1993, as File No. 1708695, in The Official Records Of Washoe County, Nevada;



Prepared by:
John A. Gomez, PLS 20123
JMG Surveying, LLC
3690 Glen Echo Ct.
Reno, NV 89509



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, TRANSMITTED BY WASHOE COUNTY C.O.R.S. "S11SM1500" (WWRF), GROUND COORDINATES SHOWN REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939. ALL DISTANCES SHOWN ARE GROUND DISTANCES

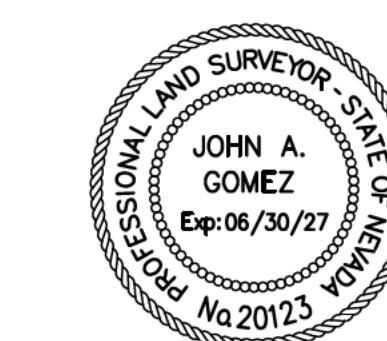
REFERENCE DOCUMENTS

1. TRACT MAP NO 1630, RECORDED MARCH 10, 1977 AS FILE NO. 453117
2. PARCEL MAP NO. 1495, RECORDED JULY 13, 1977 AS FILE NO. 866584
3. PARCEL MAP NO. 2746, RECORDED SEPTEMBER 8, 1993 AS FILE NO 1710201
4. DEED DOCUMENT NO. 1708694, RECORDED SEPTEMBER 1, 1993
5. RECORD OF SURVEY NO. 2623, RECORDED SEPTEMBER 1, 1993 AS FILE NO 1708695

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

- BOUNDARY CORNER
- FOUND STREET CENTERLINE EMONUMENT
- D.T.W.C. DEDICATED TO WASHOE COUNTY
- SUBJECT PROPERTY BOUNDARY
- PUBLIC RIGHT-OF-WAY
- - - ADJACENT PARCEL LINES
- - - EASEMENT LIMITS
- PROPOSED ABANDONMENT AREA



30' 15' 0 30' 60'
SCALE: 1" = 30'

SITE PLAN PROPOSED ABANDONMENT AREA

PARCEL C OF RECORD OF SURVEY NO 2623, RECORDED SEPTEMBER 1, 1993 AS FILE NO. 1708694
A PORTION OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 18 NORTH, RANGE 20 EAST M.D.M.

WASHOE COUNTY STATE OF NEVADA

JMG
LAND SURVEYING
3690 GLEN ECHO CT.
RENO, NV 89509
JMGSURVEY.COM
775-232-4837

DATE: 9-7-2026
PROJECT NO. 116
SHEET 1 OF 1